

COUNTY OF YORK

MEMORANDUM

DATE: March 1, 2002 (BOS Mtg. 3/19/02)(4/2/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Park Facilities Planning Services

Background

The Board has indicated an interest in exploring possible further development of New Quarter Park. As the Board is aware, this Park is a large (550 acre) facility with extensive wooded areas, open to Queens Creek and from there to the York River. It abuts the Cheatham Wilderness property, which is owned by the National Park Service but managed by the Navy, the Colonial Parkway, Cub Creek, and the Queens Lake residential neighborhood. It has wetlands, ravines, and sites of historic value. There is one access road that runs through the residential area to the Park. The County acquired the property through the Federal Surplus Land Act, but restrictions remain on the deed which provide for continuing oversight by the Department of Interior. Periodic reports on Park use are required, and the County must secure approval for any construction or development. For all these reasons, development at the Park is a complex matter that requires careful and thorough study. Recognizing this, the Board authorized funds for the current fiscal year to secure the professional master planning services.

Procurement Process

The County issued a Request for Proposals (RFP) on October 8, 2001. Fourteen firms responded. An evaluation committee chose three firms for interviews.

The complexity of the subject matter and the quality of the respondents' proposals made this selection process lengthy and somewhat arduous. After careful consideration the committee has recommended awarding the contract to Vanasse Hangen Brustlin, Inc., (VHB), of Williamsburg, for a three-year term. Under the Agreement, VHB is to provide professional master planning, engineering (transportation/traffic and civil), surveying, market analysis, public involvement, and environmental services. The nature of the Agreement makes VHB the equivalent of a "general" contractor. They have assembled teams with expertise in a myriad of specialties and will be able either directly or through a "sub-team" to address any of the potentially wide-ranging issues that might arise – from wetlands to archeological studies, access road design, and all other aspects of comprehensive facilities planning.

In addition to the New Quarter Park effort, the Agreement is in the nature of what is commonly known as a "call contract" and could be used as a vehicle for similar studies in Park development initiatives elsewhere in York. For example, the County is currently

engaged in an exploration of possible joint development of recreational facilities with the City of Newport News. Should the need arise and the Board choose to fund studies, this Professional Services Agreement would be the most effective and efficient means of undertaking those studies.

Although this is a three-year contract, work will occur on the New Quarter project, or on any other project, only if funds are appropriated annually by the Board of Supervisors. In addition, any work order or "call" against this contract must come to the Board for an additional approval if the amount exceeds \$30,000.

Considerations

New Quarter Park, in and of itself, is a beautiful site, which, if properly developed, has the potential to become an extraordinary asset in the County's parks system, bringing much pleasure to residents of the County and the region. Staff believes it is also highly compatible with the current economic development interests in the nearby Penniman Road area. For this reason, and in consideration of the adjacent residential community, the planning study will not only look at development constraints and recommendations, but will also define access road alternatives. If the Board approves this agreement, a work order will be issued for an environmental assessment of the New Quarter Park property to determine development constraints and a study on access road issues/alternatives.

Recommendation

I recommend adoption of proposed Resolution R02-55 to approve an Agreement for Professional Services between York County and Vanasse Hangen Brustlin, Inc.

Smith/4111

Attachment:

?? Proposed Resolution R02-55